



**The Crescent, Stainland, HX4 9EP**  
**£140,000**

**E&H** Holmes  
ESTATE AGENTS

A rare opportunity to purchase a one bedroom, semi detached, true bungalow at a competitive price in this popular area. With gardens to three sides and rural views from the side/rear garden along with a location convenient for public transport, motorway access and local amenities a viewing is strongly recommended.

The accommodation, in brief, comprises: Entrance hall, lounge, kitchen, bedroom and bathroom. Externally there is a lawn and patio garden to three sides with views across the valley.



### Entrance Hall

Radiator. Composite door to side elevation.

### Lounge 14'7" x 11'10" (4.447 x 3.630)

Gas fire. Built in storage cupboard housing boiler (installed February 2023). Radiator. UPVC double glazed windows to front and rear elevations. Composite door to rear elevation.

### Kitchen 8'5" x 7'10" (2.569 x 2.411)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Dual fuel cooker (included). Plumbing for washing machine. Pantry cupboard. UPVC double glazed window to rear elevation.

### Bedroom 9'9" x 11'11" (2.989 x 3.654)

Radiator. UPVC double glazed window to front elevation.

### Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Partially tiled. Chrome towel radiator. UPVC double glazed window to rear elevation.

### Garden

Lawn and patio garden to three sides with views across the valley.

### Council Tax Band

A

### Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:

lame.vague.guard

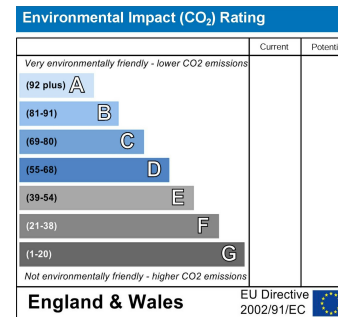
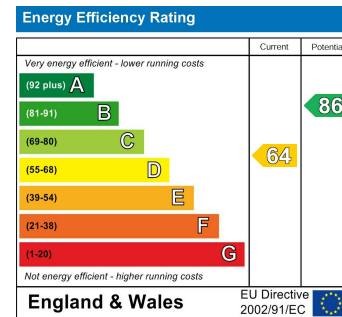
### Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or

give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available.

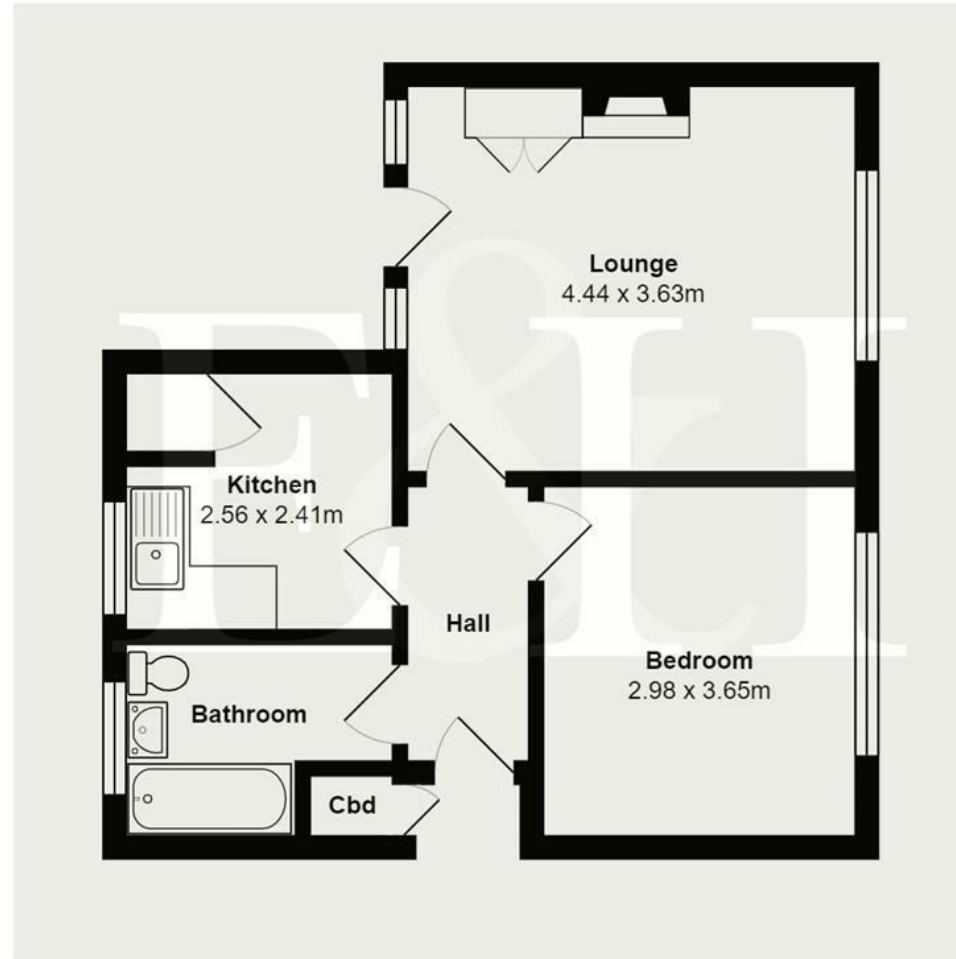
This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

We are not a member of a client money protection scheme.









All measurements are approximate and for display purposes only